NYC Board of Standards and Appeals

250 Broadway, 29th Floor
New York, NY 10007
212-386-0009 - Phone
646-500-6271 - Fax
www.nyc.gov/bsa

ZONING (BZ) CALENDAR
Application Form

BSA APPLICATION NO. 2016-4215BZ
CEQR NO.

Section A — Applicant/ Owner

Eric Palatnik, P.C.
NAME OF APPLICANT
32 Broadway, Suite 114
ADDRESS
New York | NY | 10004
CITY | STATE | ZIP
212 | 425-4343
AREA CODE | TELEPHONE
212 | 968-7129
AREA CODE | FAX
Eric@EricPalatnikPC.com
EMAIL

Aleksandr S. Cherny
OWNER OF RECORD
262 Exeter Street
ADDRESS
Brooklyn | NY | 11235
CITY | STATE | ZIP
LESSEE / CONTRACT VENDEE
ADDRESS
CITY | STATE | ZIP

Section B — Site Data

262 Exeter Street
STREET ADDRESS (INCLUDE ANY A/K/A)
11235
ZIP CODE
Exeter Street between Oriental Boulevard and the Esplanade
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
8742 | BLOCK
6 | LOT(S)
Brooklyn | BOROUGH
15 | COMMUNITY DISTRICT
N/A | LANDMARK/HISTORIC DISTRICT
Hon. Chaim M. Deutsch | CITY COUNCIL MEMBER
R3-1 | ZONING DISTRICT (include special district, if any)
29b | ZONING MAP NUMBER

Section C — Dept of Building Decision

BSA AUTHORIZING SECTION(S) 73-622 for ☐ VARIANCE ☑ SPECIAL PERMIT (Including 11-41)
Section(s) of the Zoning Resolution to be varied 23-141; 23-47
DOB Decision (Objection/ Denial) date: 06/01/2016 Acting on Application No: 320909781

Section D — Description

(LEGALIZATION ☐ YES ☑ NO ☐ IN PART)

This application is filed pursuant to ZR 73-622 It requests a Special Permit to enlarge an existing two story dwelling in a residential zoning district (R3-1). The application seeks to vary the floor area, open space, lot coverage and rear yard requirements of the Zoning Resolution.

Section E — BSA History and Related Actions

If "YES" to any of the below questions, please explain in the STATEMENT OF FACTS

	YES	NO
1. Has the premises been the subject of any previous BSA application(s)? PRIOR BSA APPLICATION NO(S):	☐	☑
2. Are there any applications concerning the premises pending before any other government agency?	☐	☑
3. Is the property the subject of any court action?	☐	☑

Section F — Signature

I HEREBY AFFIRM THAT BASED ON INFORMATION AND BELIEF, THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN THE PAPERS ARE TRUE.

Signature of Applicant, Corporate Officer or other Authorized Representative

SWORN TO ME THIS 8 DAY OF Nov 2016

ROBIN GONZALEZ
Notary Public, State of New York
No. 01GO6097433
Qualified in Kings County
My Commission Expires 08/18/2019

Eric Palatnik | Print Name
Attorney | Title
NOTARY PUBLIC

NYS RA / PE SEAL AND SIGN

BSA ZONING ANALYSIS

REVISED APRIL 2005

BSA CALENDAR NO. _____ BLOCK 8742 LOT 6

SUBJECT SITE ADDRESS 262 Exeter St

APPLICANT Zarina Ross

ZONING DISTRICT R3-1

SPECIAL/HISTORIC DISTRICT N/A

COMMUNITY BOARD 315

PRIOR BSA # _____

	* APPLICABLE ZR SECTION	MAXIMUM PERMITTED	MINIMUM REQUIRED	LEGAL PER C of O or BSA	EXISTING	PROPOSED	COMPLIANT: "Y" IF NOT: "N" and INDICATE AMT OVER/UNDER
LOT AREA	23-32		3800		4000	4000	Y
LOT WIDTH	23-32		40		40	40	Y
USE GROUP (S)	22-00	1		1	1	1	Y
FA RESIDENTIAL	23-142	2000			1561	3557	N; 1557 OVER
FA COMMUNITY FACILITY							
FA COMMERCIAL/INDUST.							
FLOOR AREA TOTAL		2000				3557	N;1557 OVER
FAR RESIDENTIAL	23-142	.5			.39	.89	N; .39 OVER
FAR COMMUNITY FACILITY							
FAR COMMERCIAL/INDUST.							
FAR TOTAL		.5				.89	N; .39 OVER
OPEN SPACE	23-142		2600		2439	2215	N; 385 Under
OPEN SPACE RATIO	23-142		.65		.61	.55	N; .1 Under
LOT COVERAGE (%)	23-142	35			39	45	N; 10% Over
NO. DWELLING UNITS	23-22	1		1	1	1	Y
WALL HEIGHT	23-631 (b)	21			14	21	Y
TOTAL HEIGHT	23-631 (b)	35			18	29	Y
NUMBER OF STORIES						3	
FRONT YARD	23-45 (a)		15		22	15	Y
SIDE YARD	23-461 (a)		5		4'-8"	4'-8"	N; 4" Under
SIDE YARD	23-461 (a)		13 Total		11'-6"	11'-6"	N; 1'-6" Und
REAR YARD	23-47		30'		9'-11"	20'	N; 10' Under
SETBACK (S)							
SKY EXP. PLANE (SLOPE)							
NO. PARKING SPACES	25-22		1		1	2	Y
LOADING BERTH (S)							
OTHER: _____							

* In *Applicable ZR Section column*: For RESIDENTIAL developments in non-residential districts, indicate nearest R district, e.,g., R4/23-141, and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to **current R district requirements**, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to **nearest district where permitted**. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:

ERIC PALATNIK, P.C.
ATTORNEY AT LAW
32 BROADWAY, SUITE 114
NEW YORK, NEW YORK 10004

(212) 425-4343
FAX (212) 968-7129
E-MAIL ERIC@ERICPALATNIKPC.COM

June 8, 2016

STATEMENT OF FACTS AND FINDINGS

Premises: **262 Exeter Street**
Brooklyn, New York
Block 8742, Lot 6

This application is filed pursuant to § 73-622 of the Zoning Resolution of the City of New York, as amended (hereinafter "ZR"). It requests a Special Permit to enlarge an existing one family home in a residential zoning district (R3-1). The application seeks to vary the floor area, open space, lot coverage and rear yard requirements of the Zoning Resolution.

Located within Community Board 15, the Premises is situated on a four thousand (4,000) square foot lot, further identified on the New York City Tax Map as Block 8742, Lot 6. It is located on Exeter Street, between Oriental Boulevard and the Esplanade in the Borough of Brooklyn.

The Premises is improved upon with an existing one family home with a cellar. It has a total floor area of 1,561 square feet; a floor area ratio of 0.39; lot coverage of 39%; and an open space ratio of 61%. The home has a 22' front yard; two side yards of 4'8" and 11'6" and a rear yard of 9'11". The home has a height of 18'.

The applicant seeks to enlarge the dwelling. As shown on the proposed plans, the building has been designed to fit into neighborhood character and to minimize the impact on adjoining properties. The proposed building will have a compliant perimeter wall height of twenty one feet (21') and the total height will be a compliant twenty nine feet and three inches (29'3"). The proposed home will have a floor area of 3,557.7 square feet (0.89 FAR), a lot coverage of 45%, an open space of 55% and a rear yard which will be 20' at the first floor level and 24' at the second floor. The home will maintain its existing side yards of 4'8" and 11'6".

The site is located in a flood zone. The plans include a flood zone compliance analysis. As set forth on Drawing Z-002.00 (19 of 19):

- The lowest occupiable floor will be elevated to the design flood elevation (DFE);
- Enclosures below the design flood elevation will be flood proofed;
- Existing cellar will be filled up to the ground level;
- Only flood resistant materials will be used below the design flood elevation;
- Utilities and attendant equipment will be located above the DFE.

Accordingly, plans were filed with the Department of Buildings ("DOB") in order to permit the enlargement. Under Job # 320909781, the following objections were issued:

1.	***ZR 23-141.***	Proposed floor area exceeds the maximum allowed. ***FLOOR AREA RATIO IS NOT COMPLYING***	
2.	***ZR 23-141***	Proposed lot coverage exceeds the maximum allowed. ***LOT COVERAGE IS NOT COMPLYING.***	
3.	***ZR 23-141***	The proposed open space does not meet requirement. ***OPEN SPACE IS NOT COMPLYING.***	
4.	***ZR 23-47***	The proposed rear yard extends an existing non-compliance. ***REAR YARD IS NOT COMPLYING.***	

Authority of Section 73-622

Zoning Resolution § 73-622(a) lists "*Community Districts 10, 11 and **15**, in the Borough of Brooklyn*" as a designated Special Permit area. As evidenced by the enclosed application materials, the Premises, which is located in Community District 15, qualifies as the subject of a Special Permit application.

Description of Objections

FLOOR AREA RATIO IS CONTRARY TO ZR 23-141.

The proposal will increase the floor area ratio to 0.89 (3,557.7 square feet on a 4,000 square foot loot). This will create a new non-compliance. Under Zoning Resolution § 23-141(b), the maximum permitted floor area ratio is 0.50.

LOT COVERAGE IS CONTRARY TO ZR 23-141

The proposal will create a non-compliance with respect to lot coverage. Under Zoning Resolution § 23-141(b), the maximum permitted lot coverage is 35%. The proposed lot coverage is 45%.

OPEN SPACE IS CONTRARY TO ZR 23-141

The proposal will create a non-compliance with respect to open space. Under Zoning Resolution § 23-141(b), the minimum required open space is 65%. The proposed open space is 55%.

REAR YARD IS CONTRARY TO ZR 23-47

The proposal will decrease the degree of non-compliance in regard to the rear yard. The rear yard will be 20' at the first floor level and 24' at the second floor. Under Zoning Resolution § 23-47, a rear yard with a depth of not less than 30 feet shall be provided at every rear lot line, except as otherwise provided.

DISCUSSION

The proposed development will not alter the character of the neighborhood nor impair the future use or development of the surrounding area. The home has been specifically designed to fit into neighborhood in terms of architectural design and bulk dimensions.

As shown on the Radius Diagram by Urban Cartographics, the property is surrounded by eighty six (86) zoning lots, eighty five (85) of which are improved upon with buildings. Out of these, eighty two (82) are improved upon with one or two family homes.

The proposed FAR of 0.89 will not alter the character of the neighborhood nor impair the use and development of adjoining properties. As shown on the Floor Area Ratio Survey by Urban Cartographics, of the eighty two (82) one and two family homes surrounding the Premises, twenty

two (22) have FAR's that are comparable to that proposed. In particular, fourteen (14) homes have an FAR of 0.89 or greater and eight (8) homes have an FAR between 0.80 to 0.88. As such, twenty seven percent (27%) of surrounding one and two family homes have an FAR that is comparable to what is proposed.

The proposed lot coverage of 45% will not alter the character of the neighborhood nor impair the use and development of adjoining properties. As shown on the Lot Coverage Diagram by Urban Cartographics, of the eighty two (82) one and two family homes surrounding the Premises, twenty four (24) have FAR's that are comparable to that proposed. In particular ten (10) homes have a lot coverage that is 45% or greater and fourteen (14) homes have a lot coverage between 40% and 44%. As such twenty nine percent (29%) of surrounding one and two family homes have a lot coverage that is comparable to what is proposed.

The proposed rear yard of twenty feet (20') at the first floor level and twenty four feet (24') at the second floor will not alter the character of the neighborhood nor impair the use or development of adjoining properties. The proposal will actually decrease the degree of non-compliance by increasing the rear yard from 9'11" to 20'.

As shown on the "Open Space at the Interior of Block 8742" ("Rear Yard Study"), there are thirty (30) homes on the subject block. Of these thirty (30) homes, twelve (12) have a rear yard that is comparable to what is proposed. In particular nine (9) homes have a rear yard of less than twenty feet (20') and three (3) have a rear yard that is between twenty (20) and twenty five (25) feet. As such, forty percent (40%) of the homes have a rear yard that is comparable to what is proposed.

Additionally, your Board has granted similar proposals within the surrounding area. Within 400 feet of the project site there have been several cases where your Board has approved bulk waivers that are similar to what is proposed. In particular:

BSA Calendar Number 74-12-BZ[1] (252 Exeter Street)

- Floor area of 3,816 square feet (0.92 FAR);

[1] All cited BSA Resolutions are included as exhibits.

- Lot coverage of 37.3 percent;
- A 21'-5.5" rear yard.

BSA Calendar Number 193-11-BZ (215 Exeter Street)

- Floor area of 7,530 square feet (0.94 FAR);
- Lot coverage of 39 percent.
- A rear yard of 19'10"

BSA Calendar Number 182-07-BZ (229 Exeter Street)

- Floor area of 3,982.2 square feet (0.99 FAR);
- Lot coverage of 39.8 percent;
- Rear yard of 20'

As shown by the resolutions, your Board has granted similar enlargements in the surrounding area. As such, the instant application will not alter the character of the neighborhood nor impair the development of surrounding homes.

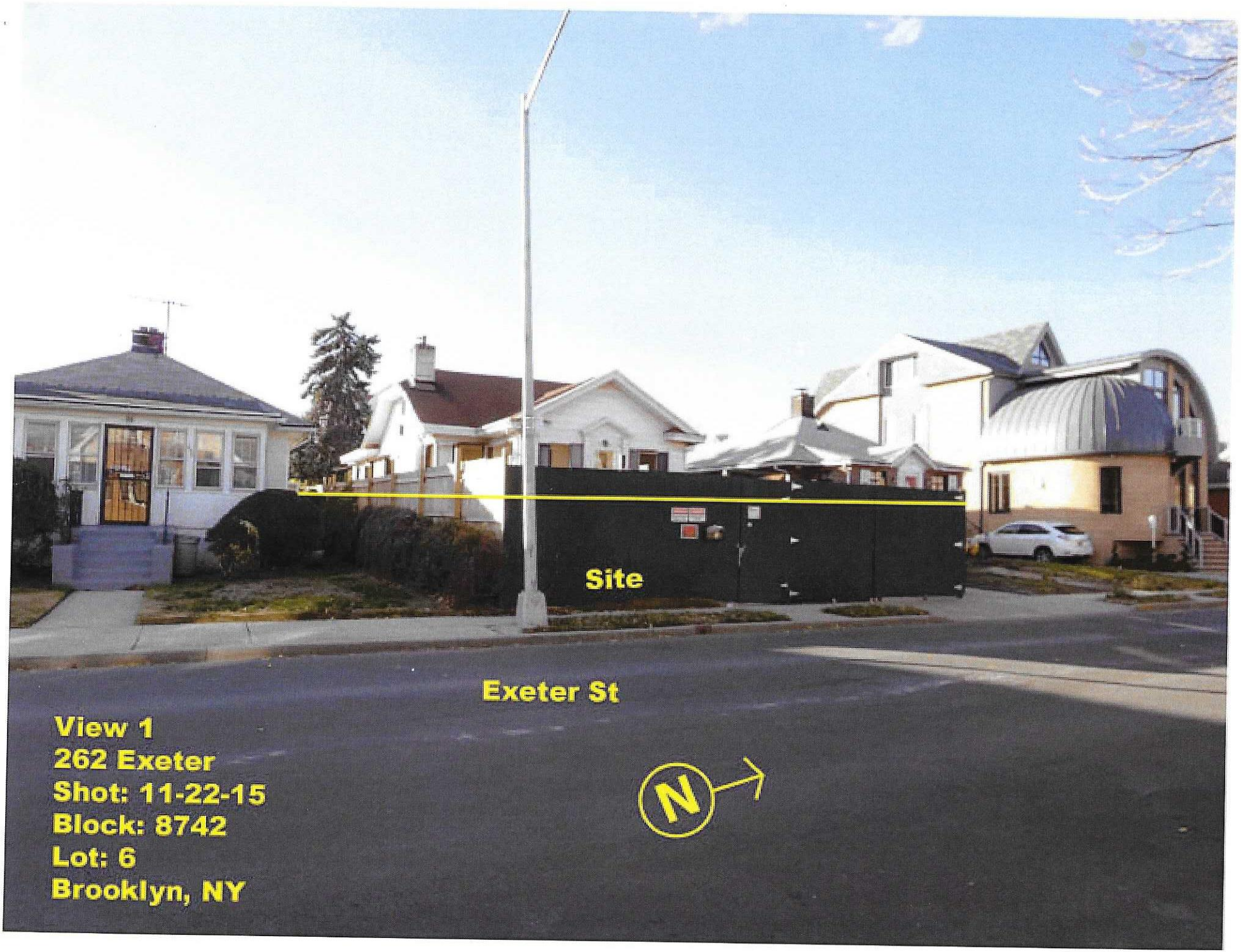
Conclusion

The enlargement is located within a designated area and meets the requirements of ZR §73-622. It conforms to the character of the neighborhood and will not impair the use or development of the area.

We are confident that the conditions and findings of ZR § 73-622 are satisfied in the instant matter and, therefore, respectfully submit that the granting of the Special Permit in this matter is both appropriate and fully supported by the facts.

Respectfully Submitted,

Eric Palatnik, Esq.


Site
Exeter St
View 1
262 Exeter
Shot: 11-22-15
Block: 8742
Lot: 6
Brooklyn, NY
N

Site
View 2
262 Exeter
Shot: 11-22-15
Block: 8742
Lot: 6
Brooklyn, NY
N

Site
N
View 3
262 Exeter
Shot: 11-22-15
Block: 8742
Lot: 6
Brooklyn, NY

Site
View 4
262 Exeter
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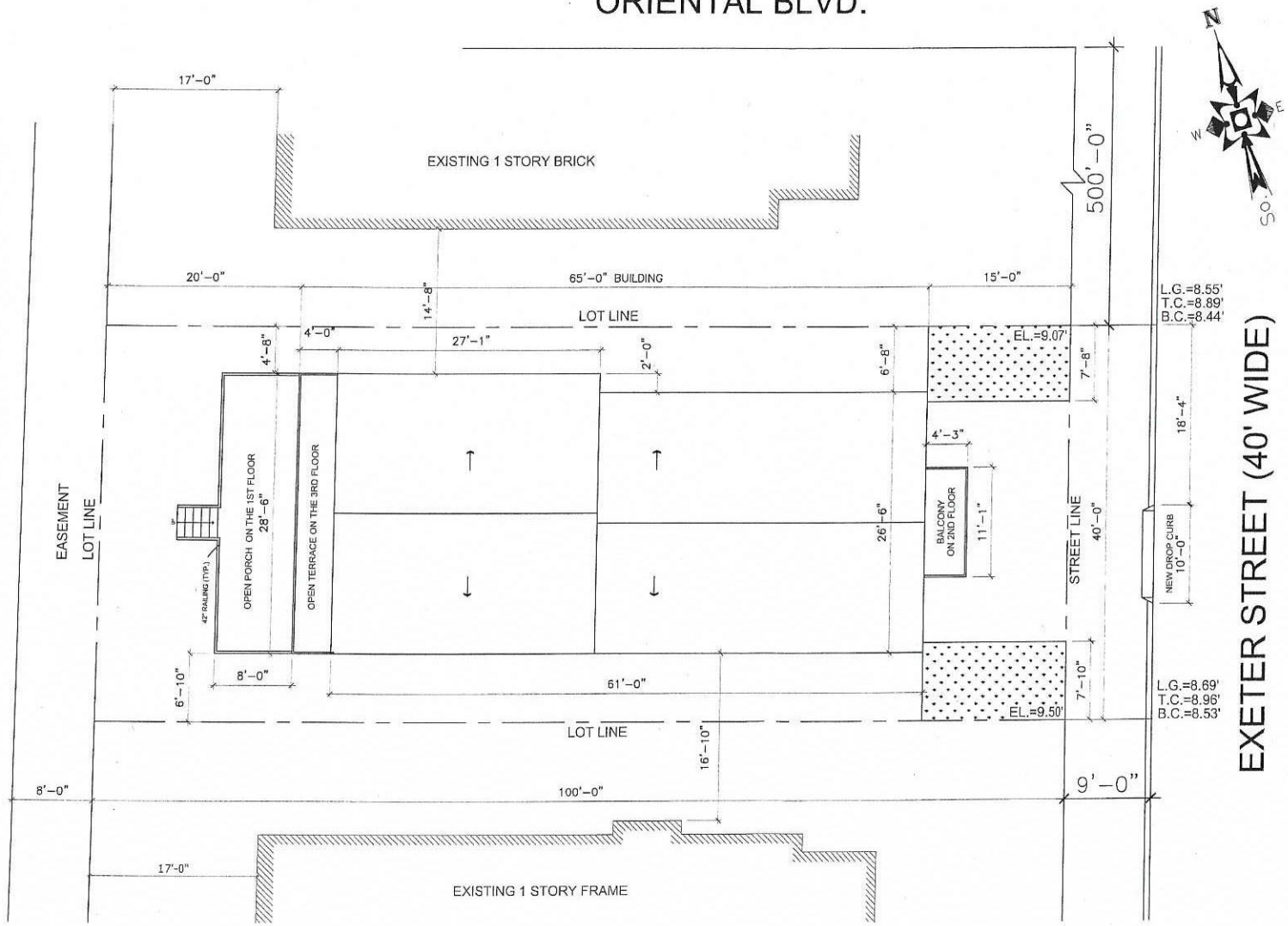
Block: 8742
Lot: 6
Brooklyn, NY
N

N
Site
View 5
262 Exeter
Shot: 11-22-15
Block: 8742
Lot: 6
Brooklyn, NY

N
Exeter St
Site
View 6
262 Exeter
Shot: 11-22-15
Block: 8742
Lot: 6
Brooklyn, NY



SITE PLAN
SCALE: 3/16 = 1'-0"

ZARINA ROSS R.A.
62, BRIGHTON 2 PLACE
PH-B,
BROOKLYN NY 11235
Tel. (917) 518-7532
Cell: (347)444-1734
zarinaross@gmail.com

PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

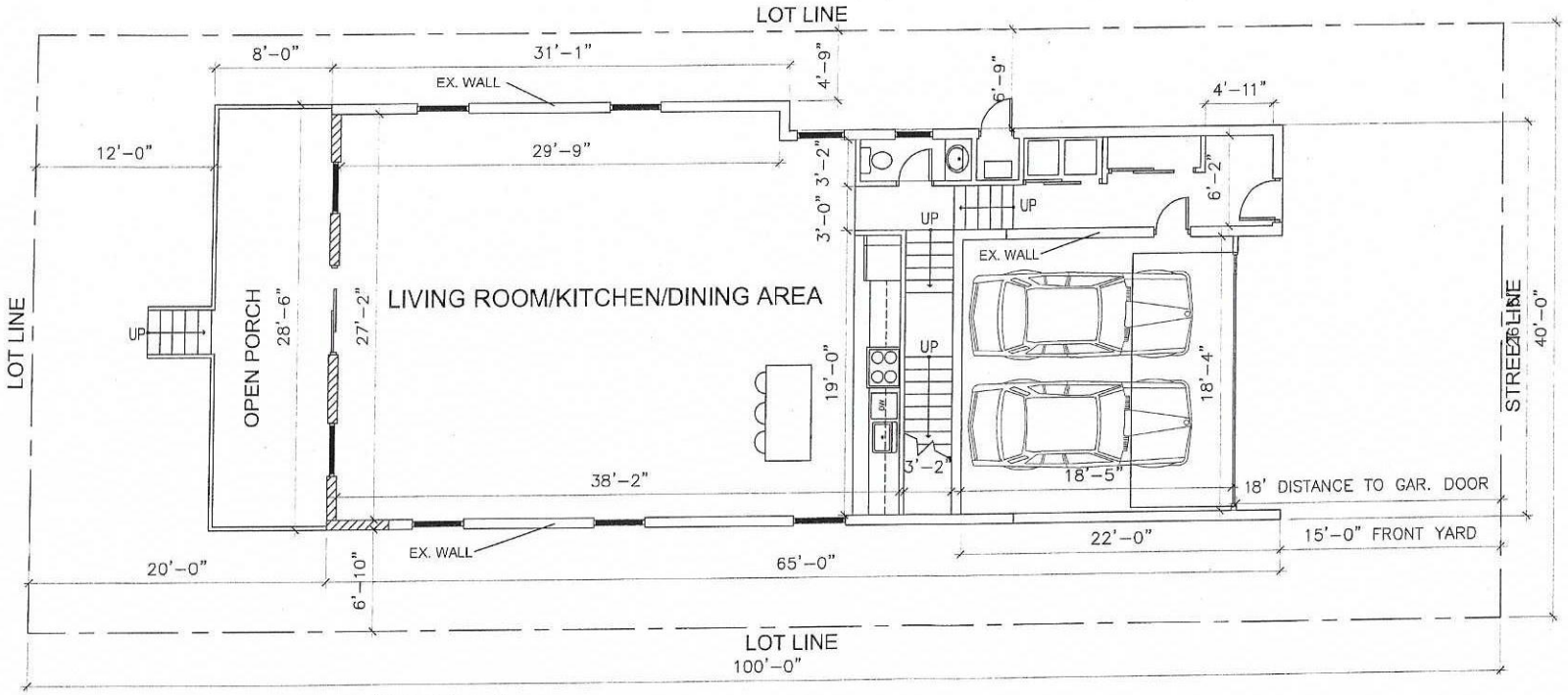
OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED SITE PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.:	NYC-201405004
DATE:	11-15-15
DRAWN BY:	L. BOGOMOLNIY
CHK BY:	

P-001.00



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE ADDED

B A-112

A A-111

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

REGISTERED ARCHITECT ZARINA ROSS 035382 STATE OF NEW YORK

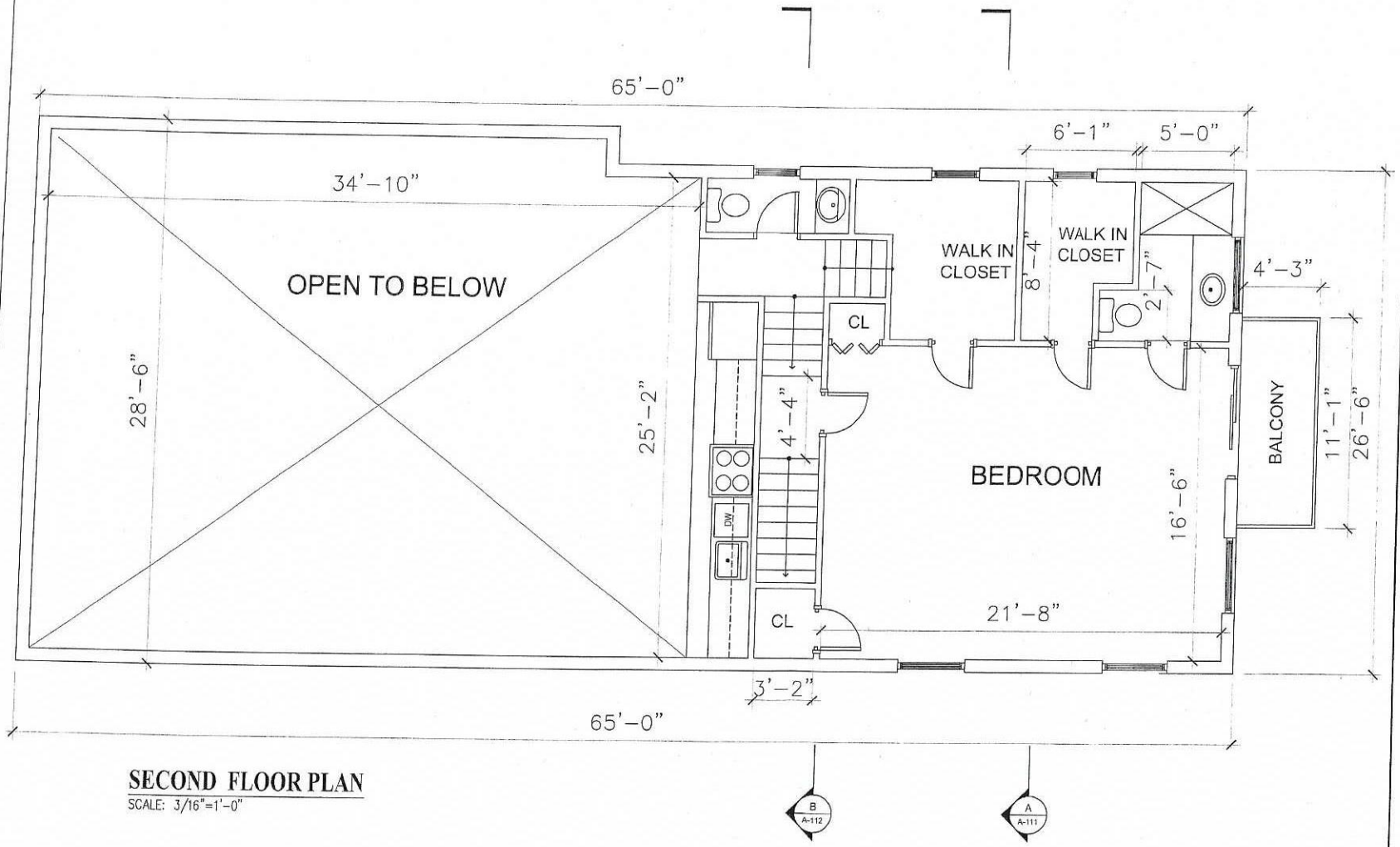
PROJECT No.: NYC-201405004

DATE: 11-16-15

DRAWN BY: L. BOGOMOLNIY

CHK BY:

P-002.00



SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

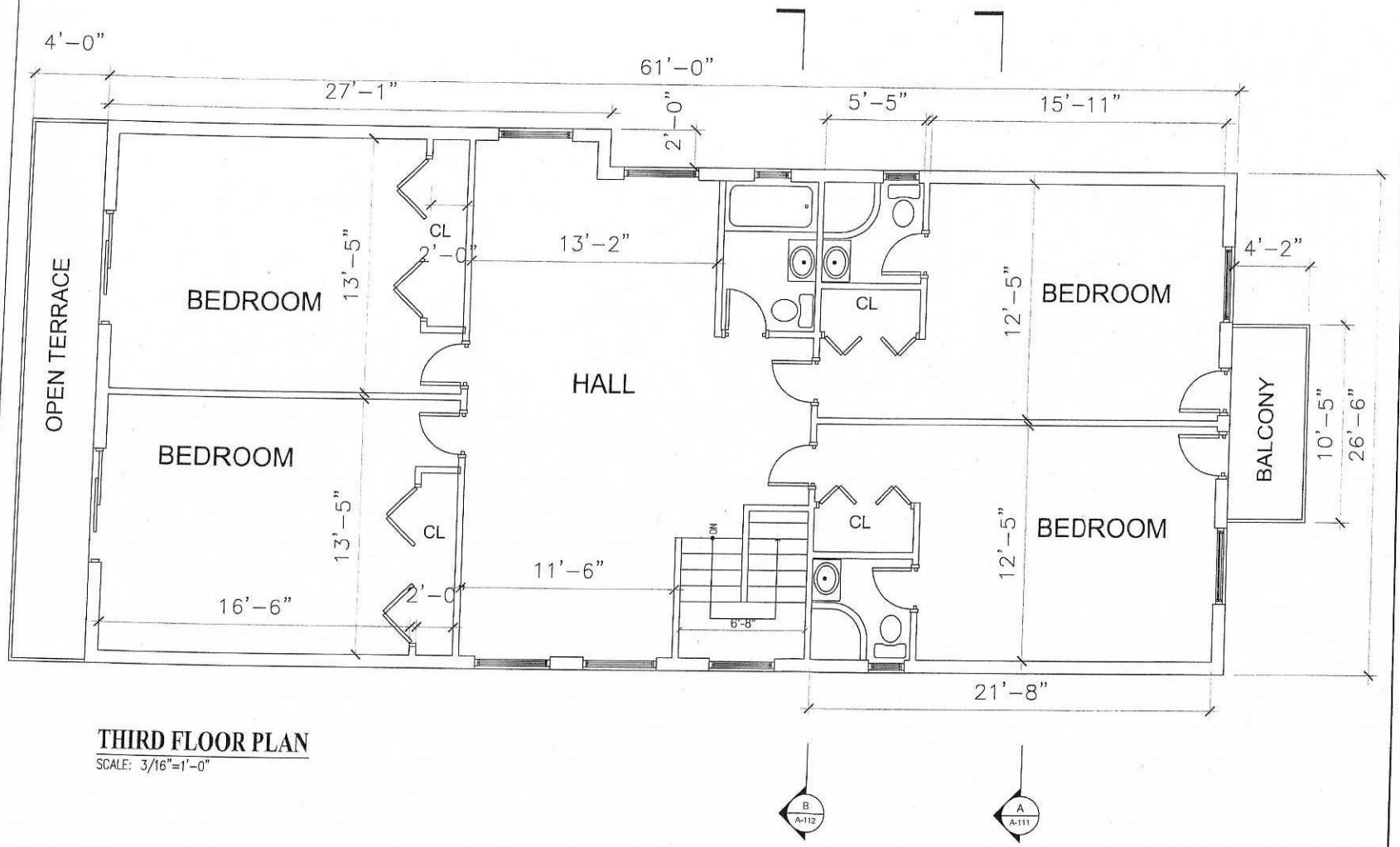
OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.:	NYC-201405004
DATE:	11-16-15
DRAWN BY:	L. BOGOMOLNIY
CHK BY:	

P-003.00



THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

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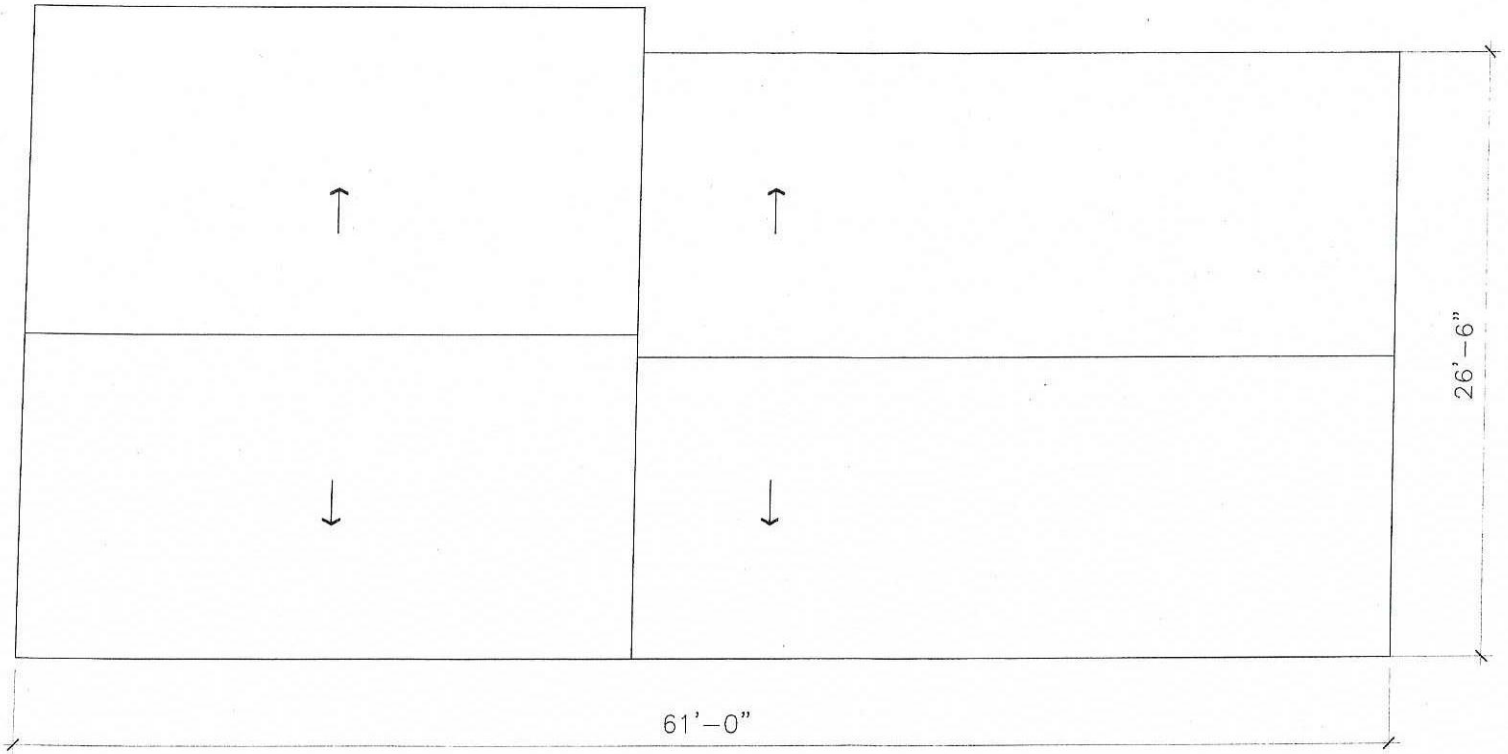
PROJECT: ALT. 1 OF ONE-FAMILY HOUSE
PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235
OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED THIRD FLOOR PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
DRAWN BY: L. BOGOMOLNIY
CHK BY:

P-004.00



ROOF PLAN
SCALE: 3/16"=1'-0"

ZARINA ROSS R.A.
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BROOKLYN NY 11235
Tel. (917) 518-7532
Cell: (347)444-1734
zarinaross@gmail.com

PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED ROOF PLAN

REGISTERED ARCHITECT ZARINA ROSS 053362-1 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
DRAWN BY: L. BOGOMOLNIY
CHK BY:

P-005.00

FRONT ELEVATION

SCALE: 3/16"=1'-0"

ZARINA ROSS R.A.

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Tel. (917) 518-7532
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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED FRONT ELEVATION

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004

DATE: 11-16-15

DRAWN BY: L. BOGOMOLNIY

CHK BY:

P-006.00

REAR ELEVATION

SCALE: 3/16"=1'-0"

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: PROPOSED REAR ELEVATION

REGISTERED ARCHITECT ZARINA ROSS 053621 STATE OF NEW YORK

PROJECT No.:	NYC-201405004
DATE:	11-16-15
DRAWN BY:	L. BOGOMOLNIY
CHK BY:	

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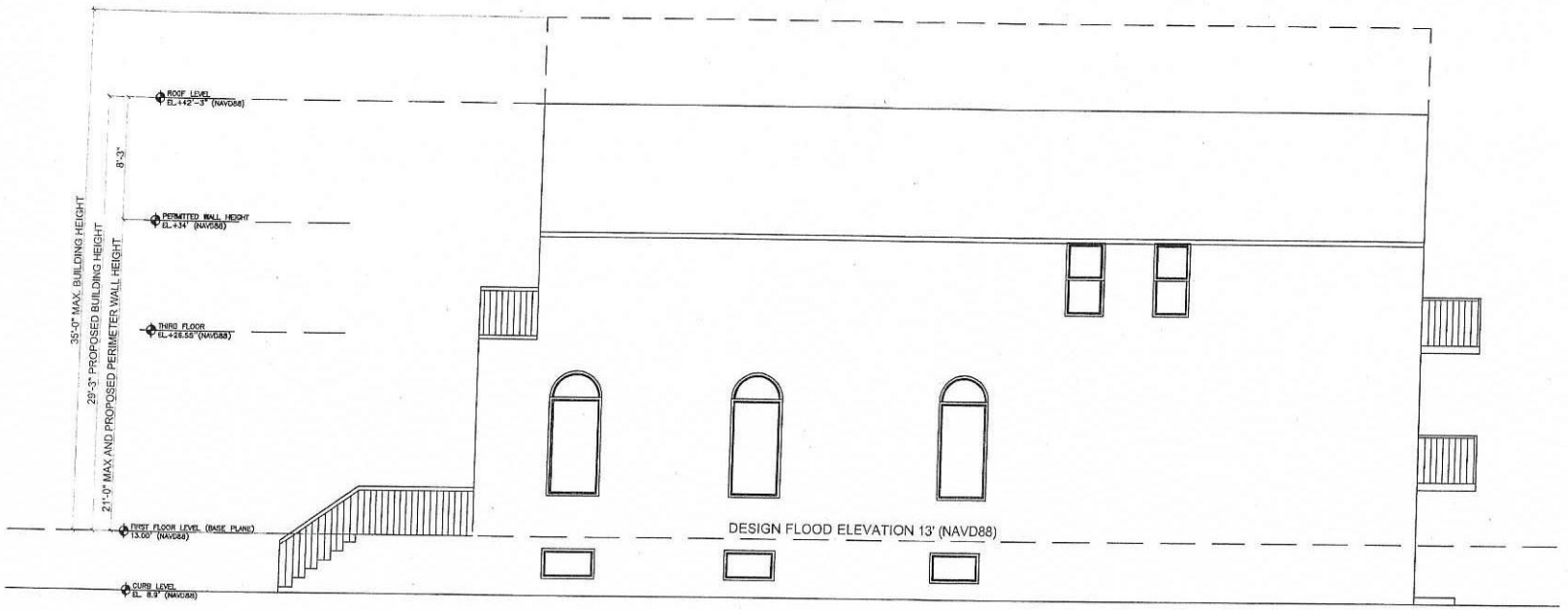

LEFT ELEVATION
SCALE:1/8"=1'-0"

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE:
PROPOSED LEFT ELEVATION

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
DRAWN BY: L. BOGOMOLNIY
CHK BY:

P-008.00

RIGHT ELEVATION
SCALE:1/8"=1'-0"

ZARINA ROSS R.A.
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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE:
PROPOSED RIGHT ELEVATION

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
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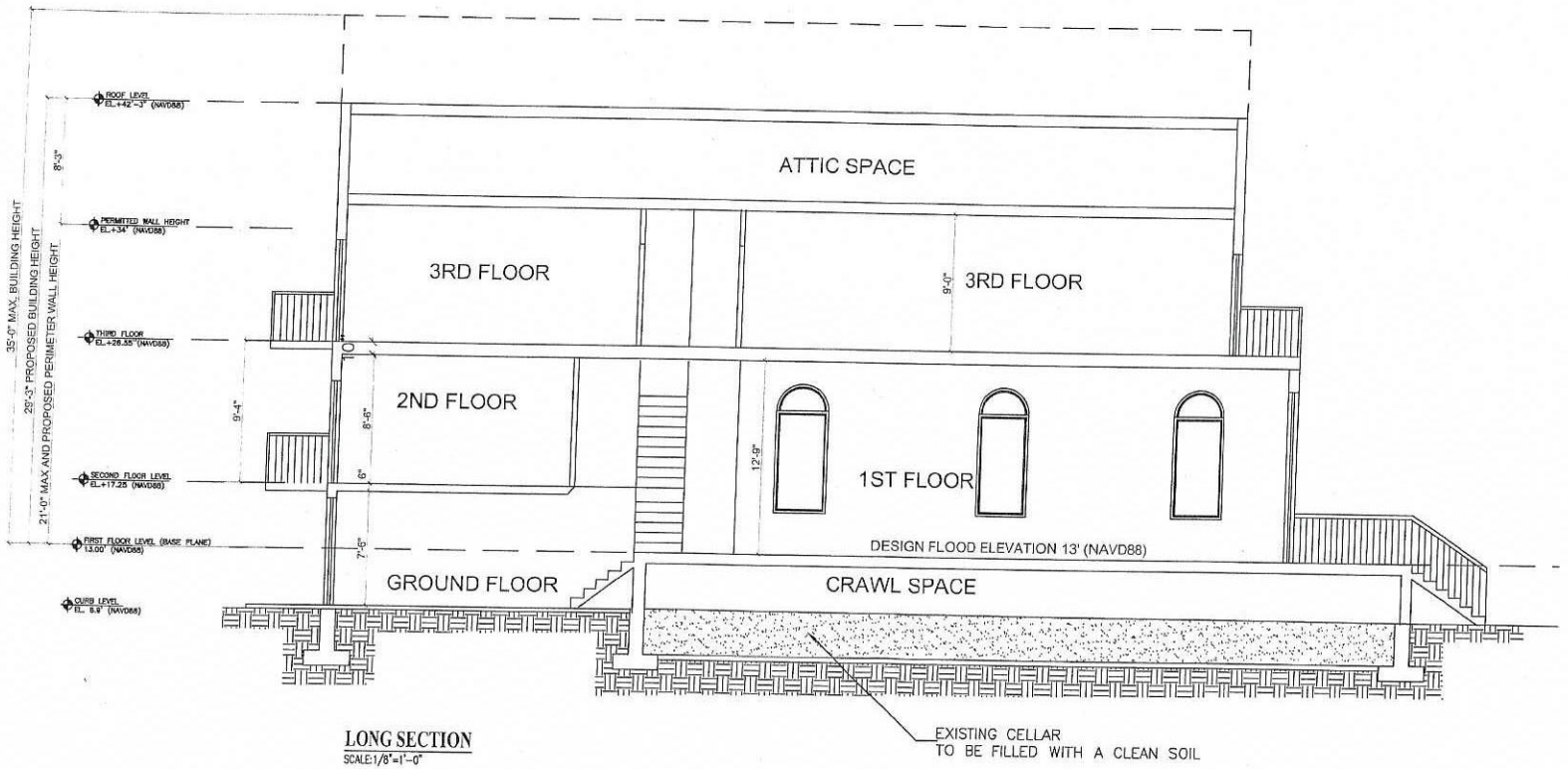
CHK BY:

P-009.00



LONG SECTION
SCALE:1/8"=1'-0"

ZARINA ROSS R.A.
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BROOKLYN NY 11235
Tel. (917) 518-7532
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zarinaross@gmail.com

PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE:
PROPOSED LONG SECTION

REGISTERED ARCHITECT ZARINA ROSS 015362 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
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CHK BY:

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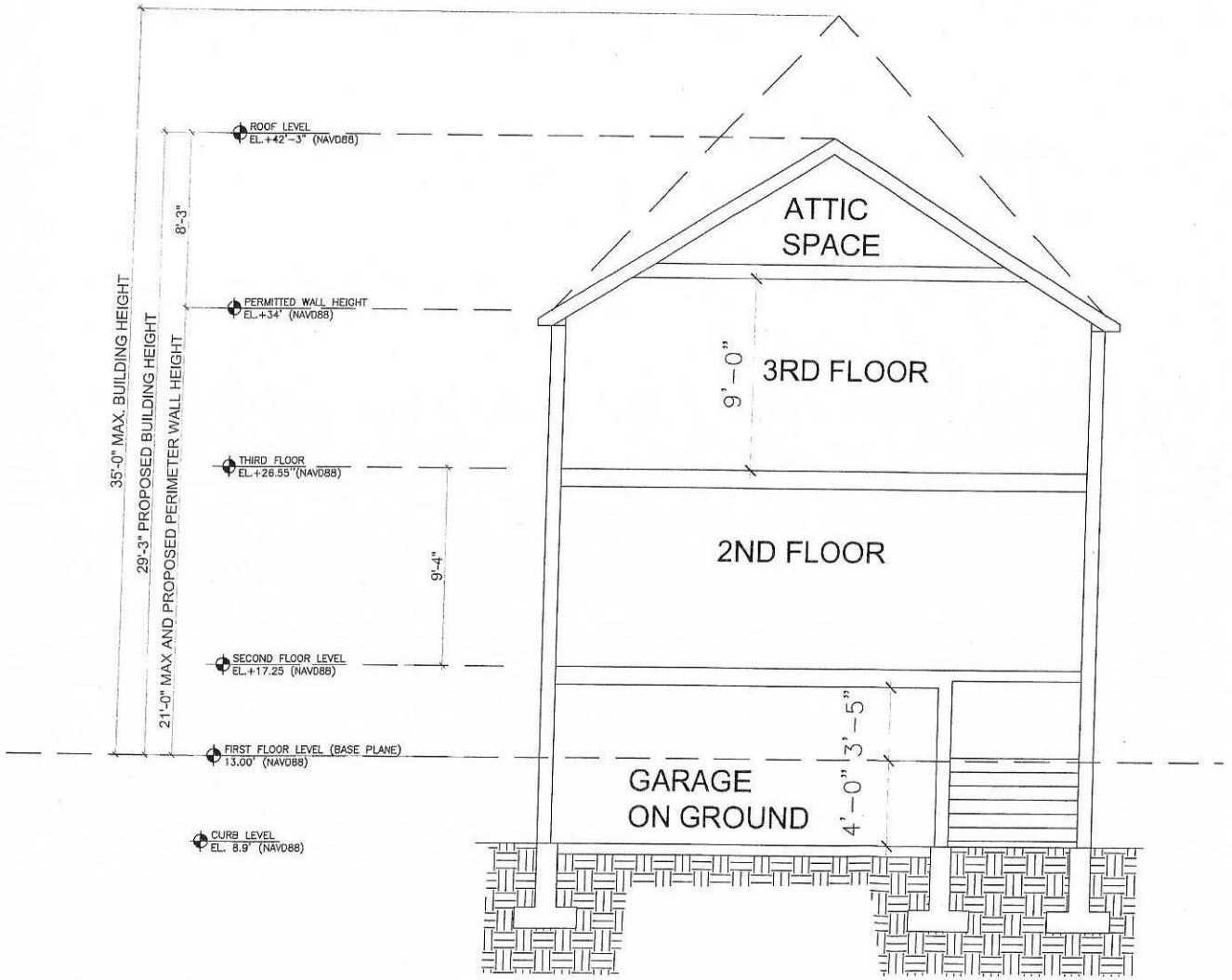

SECTION A-A

SCALE: 3/16"=1'-0"

ZARINA ROSS R.A.

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BROOKLYN NY 11235
Tel. (917) 518-7532
Cell: (347)444-1734
zarinaross@gmail.com

PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

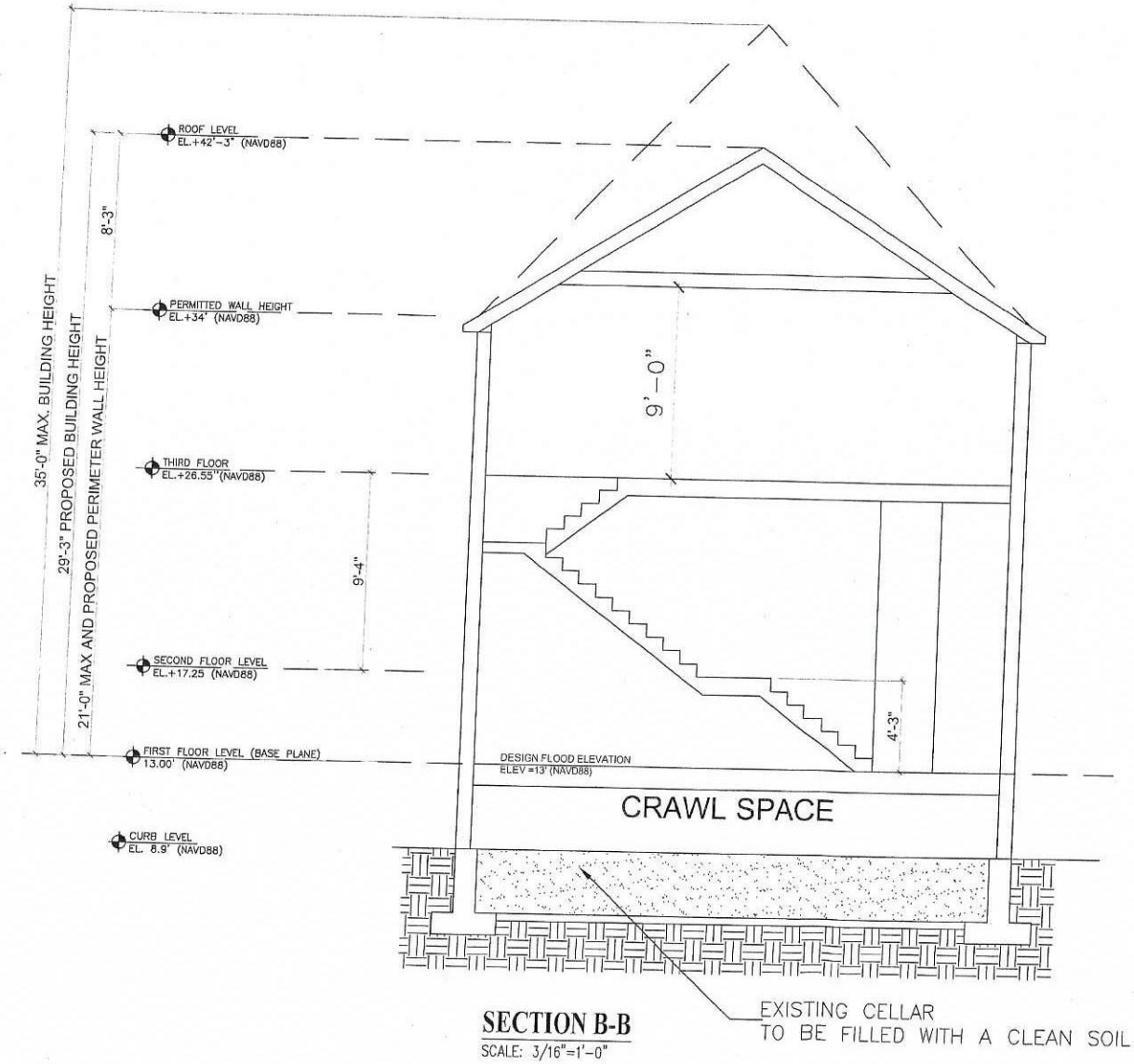
SHEET TITLE:

PROPOSED SHORT SECTION A-A

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.:	NYC-201405004
DATE:	11-16-15
DRAWN BY:	L. BOGOMOLNIY
CHK BY:	

P-011.00



SECTION B-B
SCALE: 3/16"=1'-0"

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62, BRIGHTON 2 PLACE
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Tel. (917) 518-7532
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zarinaross@gmail.com

PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

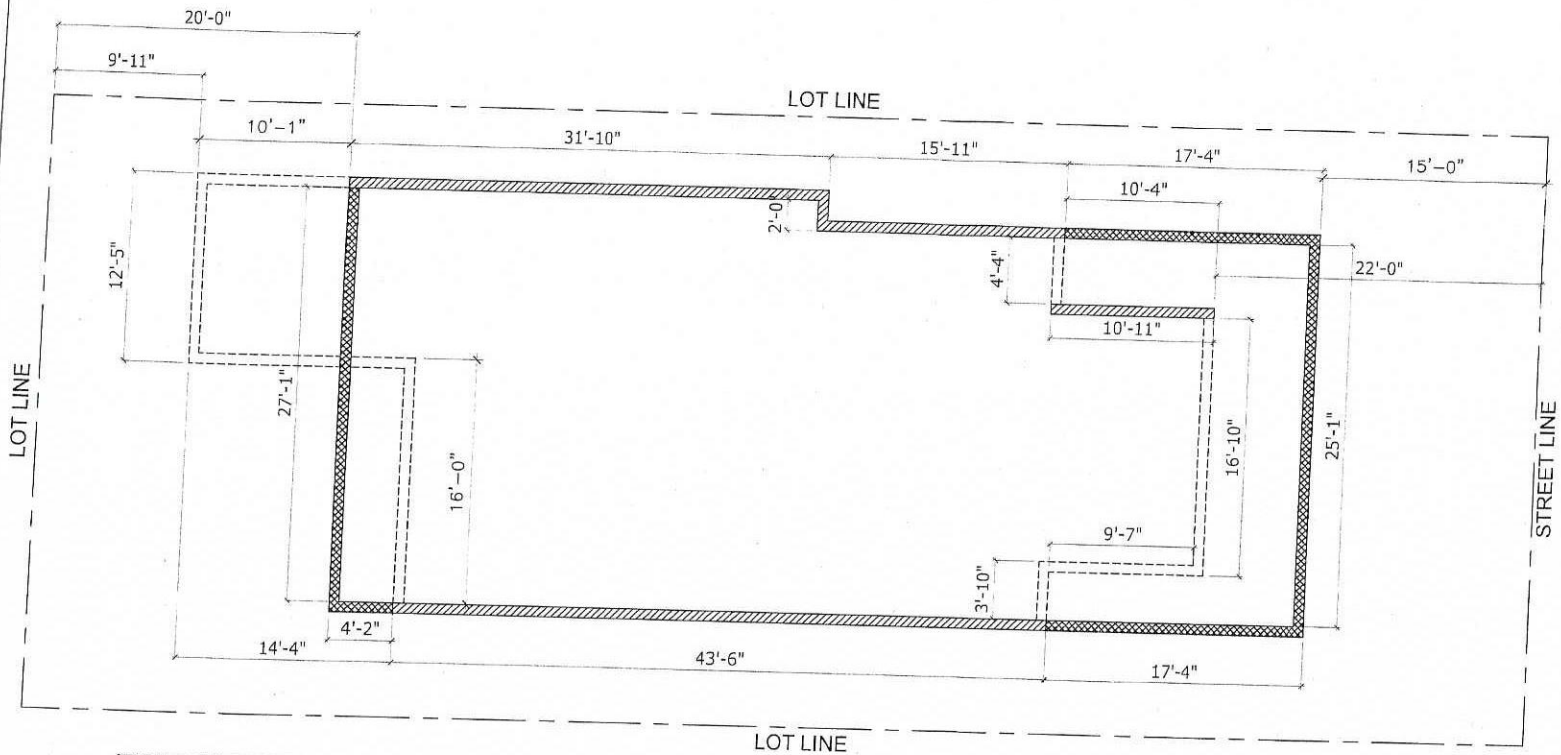
OWNER: ALEXANDR CHERNY

SHEET TITLE:
PROPOSED
SECTION B-B

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.:	NYC-201405004
DATE:	11-16-15
DRAWN BY:	L. BOGOMOLNIY
CHK BY:	

P-012.00



EXETER STREET (40' WIDE)

EXTERIOR WALL PLAN

SCALE: 3/16 = 1'-0"

EXTERIOR WALL SCHEDULE:

1.	WALLS TO REMAIN	- 103'-3"
2.	WALLS TO BE DEMOLISHED	- 87'-5"
3.	WALLS TO BE ADDED	- 91'-0"

TOTAL EXISTING EXTERIOR WALLS:
103' + 87.5' = 190.5'
PERCENT OF THE EXTERIOR WALLS TO REMAIN:
103' / 190.5 ' x 100 = 54% > 50% (OK)

LEGEND

- WALLS TO REMAIN
- WALLS TO BE DEMOLISHED
- WALLS TO BE ADDED

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: EXTERIOR WALL PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

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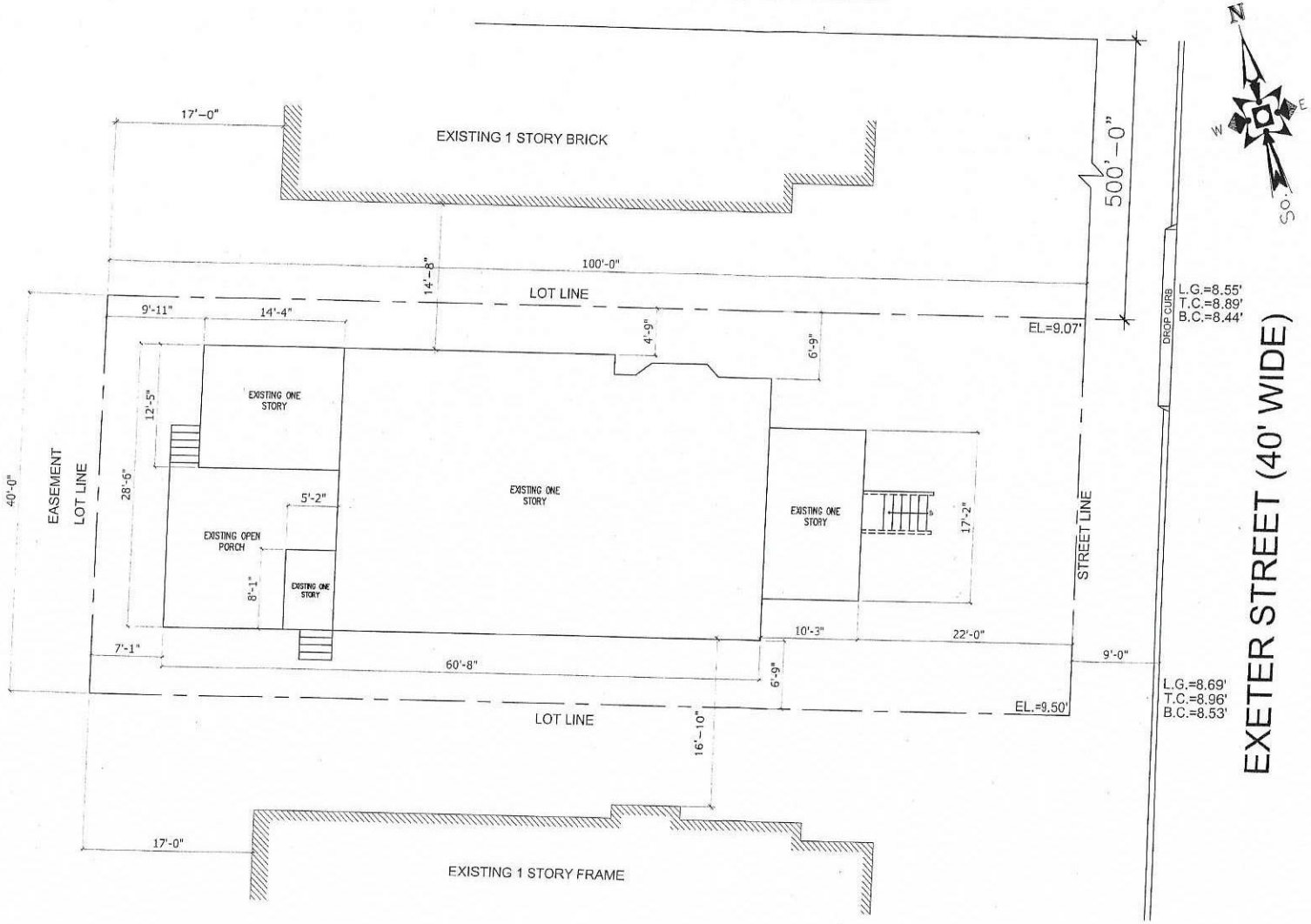

SITE PLAN
SCALE: 3/16 = 1'-0"

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE: EXISTING SITE PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362-1 STATE OF NEW YORK

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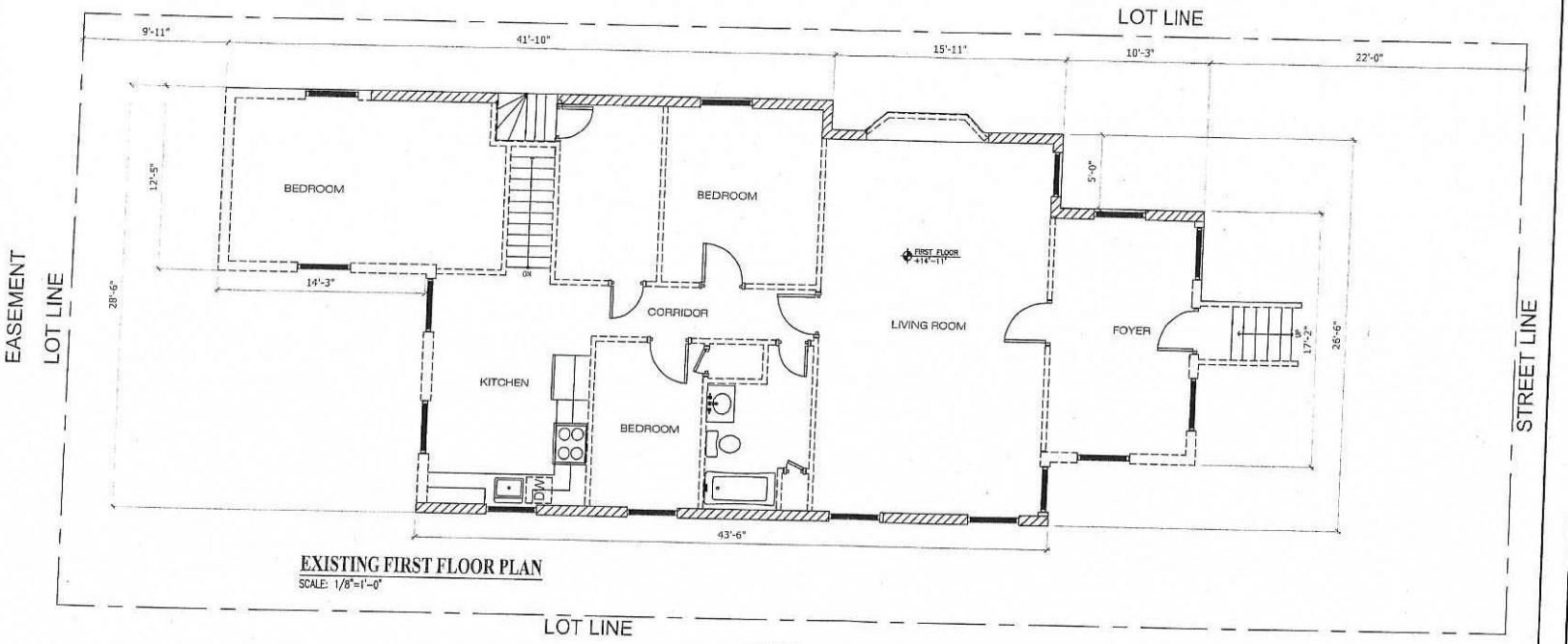

EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

LEGEND

WALLS TO REMAIN

WALLS TO BE DEMOLISHED

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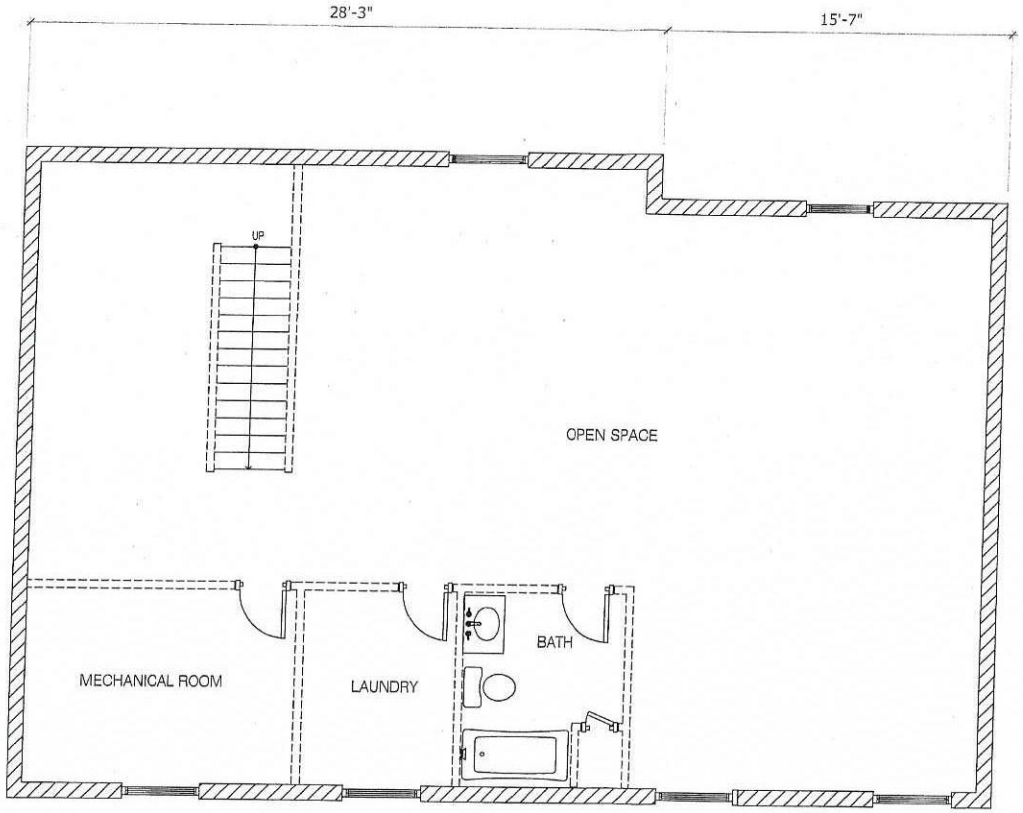

EXISTING CELLAR PLAN

SCALE: 3/16"=1'-0"

LEGEND

- WALLS TO REMAIN
- WALLS TO BE DEMOLISHED

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OWNER: ALEXANDR CHERNY

SHEET TITLE: EXISTING CELLAR PLAN

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004

DATE: 11-16-15

DRAWN BY: L. BOGOMOLNIY

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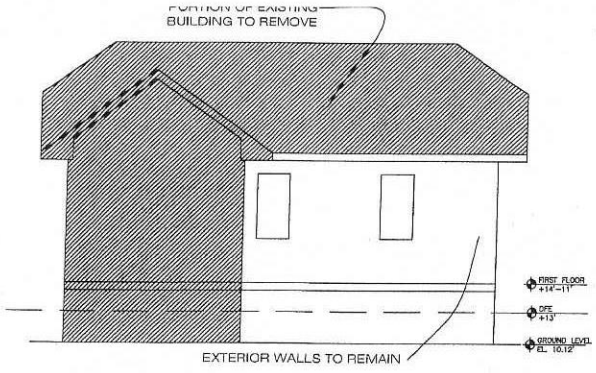
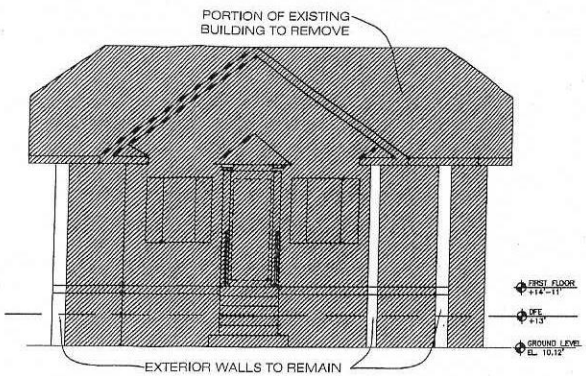
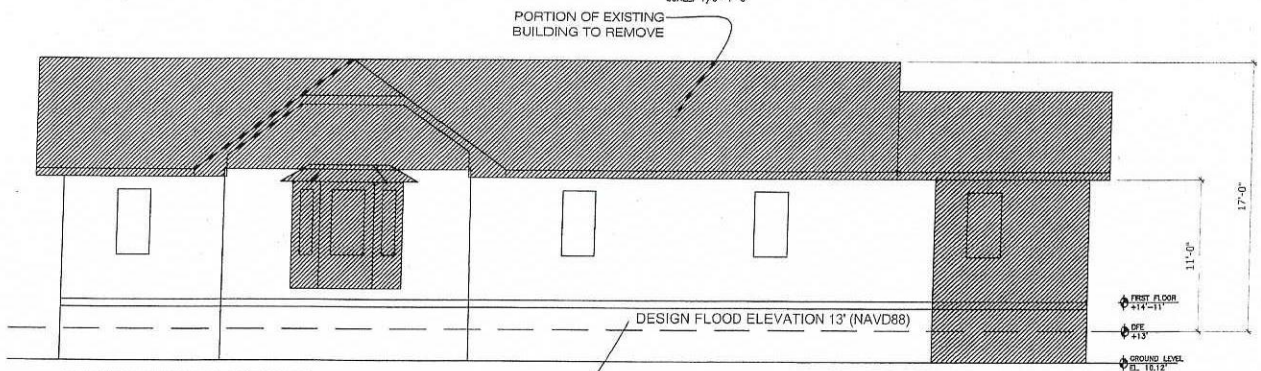


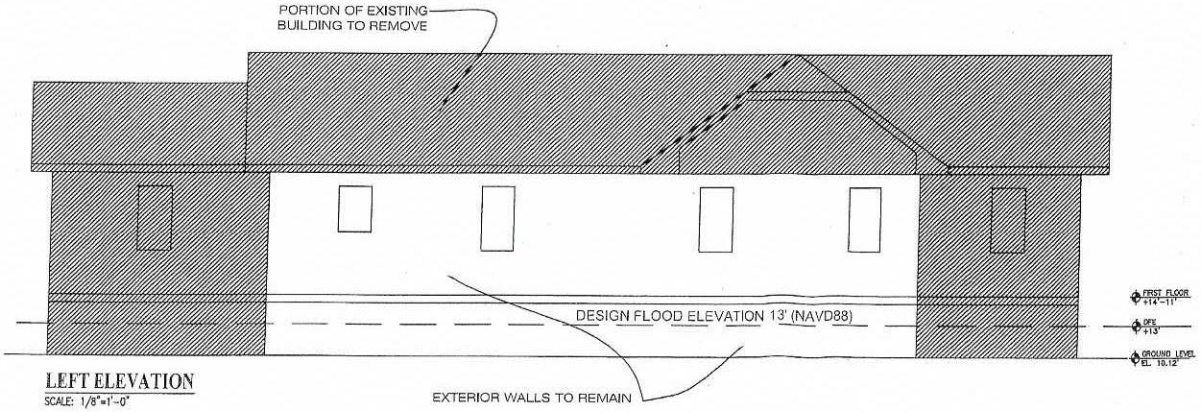
REAR ELEVATION. EXISTING
SCALE: 1/8"=1'-0"



FRONT ELEVATION. EXISTING
SCALE: 1/8"=1'-0"



RIGHT ELEVATION. EXISTING
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE

PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235

OWNER: ALEXANDR CHERNY

SHEET TITLE:
EXISTING ELEVATIONS

REGISTERED ARCHITECT ZARINA ROSS 035362 STATE OF NEW YORK

PROJECT No.: NYC-201405004
DATE: 11-16-15
DRAWN BY: L. BOGOMOLNIY
CHK BY:

E-004.00

ZONING ANALYZIS

ZONING DISTRICT: R3-1 (RESIDENTIAL)
ZONING MAP 29b
ADDRESS: 262 EXETER ST, BROOKLYN, NY 11235
BLOCK: 8742
LOT: 6
(ZR22-00) PERMITTED USE 1 & 2 RESIDENTIAL
NO CHANGE OF USE IS PROPOSED IN THIS APPLICATION

1. LOT AREA:
   100' x 40' = 4000 SF

2. BASE PLANE ELEVATION
   DESIGN FLOOD ELEVATION IS SELECTED AS A BASE PLANE.
   FOR ONE- AND TWO-FAMILY DWELLINGS DFE = BFE + 2'= 11' + 2' =13'

3. FLOOR AREA CALCULATION:
   A. FIRST FLOOR
      GROSS FLOOR AREA:
      31'-1" x 2'-0" + 26'-6" x 44'-8" = 1246.7 SF

   B. SECOND FLOOR:
      24'-2" x 26'-6" = 640.5 SF

   C. THIRD FLOOR:
      27'-1" x 2'-0" + 61'-0" x 26'-6" = 1670.7 SF

   D. CELLAR:
      20'-4" x 26'-6" = 538 SF

FLOOR NUMBER	GROSS FLOOR AREA SF	ZONING FLOOR AREA SF
CELLAR (GROUND FLOOR)	538.0	0
FIRST FLOOR	1246.7	1246.7
SECOND FLOOR	640.5	640.5
THIRD FLOOR	1670.5	1670.5
TOTAL	4095.7	3557.7

PROPOSED FAR = 3557.7 / 4000 = .89

4. (ZR23-141) MINIMUM REQUIRED OPEN SPACE - 65%
   PROPOSED LOT COVERAGE:
   31'-1" x 2'-0" + 26'-6" x 65'-0" = 1784.7 SF
   PROPOSED OPEN SPACE:
   (4000 - 1784.7) / 4000 x 100 = 55 %

5. SIDE YARDS.
   EXISTING SIDE YARD ON THE SOUTH SIDE OF THE BUILDING 6'-10" > 5' (OK)
   EXISTING SIDE YARD ON THE NORTH SIDE OF THE BUILDING 4'-8" < 5'
   TOTAL WIDTH OF SIDE YARDS - 11'-6" < 13'
   THE EXISTING BUILDING HAS NON-COMPLYING SIDE YARDS.
   SIDE YARDS FOR ENLARGEMENT
   (ZR54-313 (B) IN ALL DISTRICTS, FOR AN EXISTING #SINGLE-# OR #TWO-FAMILY RESIDENCE# WITH A #NON-COMPLYING SIDE YARD#, AN #ENLARGEMENT# INVOLVING A VERTICAL EXTENSION OF EXISTING #BUILDING# WALLS FACING SUCH #NON-COMPLYING SIDE YARD# IS PERMITTED, PROVIDED THE FOLLOWING CONDITIONS ARE MET:
   1) THE PORTION OF THE #BUILDING# WHICH IS BEING VERTICALLY EXTENDED COMPLIES WITH THE HEIGHT AND SETBACK REGULATIONS APPLICABLE TO AN R3-2 DISTRICT;
      PROPOSED WALLS ARE IN COMPLIANCE WITH HEIGHT REGULATIONS (OK);
   2) THE #NON-COMPLYING SIDE YARD# WHERE THE #BUILDING# WALL IS BEING VERTICALLY EXTENDED IS AT LEAST THREE FEET IN WIDTH AND THE MINIMUM DISTANCE BETWEEN SUCH #BUILDING# WALL AND THE NEAREST #BUILDING# WALL OR VERTICAL PROLONGATION THEREOF ON AN ADJOINING #ZONING LOT# ACROSS THE COMMON #SIDE LOT LINE# IS EIGHT FEET;
      PROPOSED SIDE YARD ON THE WEST SIDE IS 4'-8" > 3' (OK)
      THE WALL IS LOCATED 8' FROM THE WALL OF AN ADJOINING BUILDING (OK)
      PROPOSED SIDE YARD ON THE EAST SIDE IS 4'-5" > 3' (OK)
      THE WALL IS LOCATED 14'-8" FROM THE WALL OF AN ADJOINING BUILDING (OK).
   3) THE #ENLARGED BUILDING# DOES NOT CONTAIN MORE THAN TWO #DWELLING UNITS#;
      THE PROPOSED BUILDING IS A ONE-FAMILY BUILDING (OK)
   4) THAT THERE IS NO ENCROACHMENT ON THE EXISTING #NON-COMPLYING SIDE YARD#, EXCEPT AS SET FORTH IN THIS SECTION;
      THERE IS NO ENCROACHMENT ON THE EXISTING NON-COMPLYING SIDE YARD FOR PROPOSED WALLS (OK)
   5) THE #ENLARGEMENT# DOES NOT OTHERWISE RESULT IN THE CREATION OF A NEW #NON-COMPLIANCE# OR IN AN INCREASE IN THE DEGREE OF #NON-COMPLIANCE#.
      THE #ENLARGEMENT# DOES NOT INCREASE THE DEGREE OF NON-COMPLIANCE (OK)

6. FRONT YARD
   (ZR23-45) MINIMUM REQUIRED FRONT YARD FOR R3-1 - 15'
   PROPOSED FRONT YARD - 15' (OK). THERE WILL BE A 18' DEEP SPACE IN FRONT OF THE GARAGE DOOR TO PROVIDE AREA FOR PARKING OF CARS BEYOND THE PROPERTY LINE.

7. (ZR23-47) MINIMUM REQUIRED BACK YARD - 30'
   PROPOSED BACK YARD FOR ENLARGEMENT - 20' FOR THE FIRST FLOOR AND 24' FOR THE THIRD FLOOR

8. BUILDING HEIGHT
   (ZR23-631(b)) THE MAXIMUM PERIMETER WALL HEIGHT - 21' ABOVE BASE PLANE.
   PROPOSED PERIMETER WALL HEIGHT - 21' (OK).
   (ZR23-631(b)(1) MAXIMUM BUILDING HEIGHT - 35'. PROPOSED BUILDING HEIGHT - 29;-3" (OK)

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PROJECT: ALT. 1 OF ONE-FAMILY HOUSE
PROJECT ADDRESS: 262 EXETER STREET BROOKLYN NY 11235
OWNER: ALEXANDR CHERNY

SHEET TITLE: ZONING ANALYSIS

REGISTERED ARCHITECT ZARINA ROSS 035362-1 STATE OF NEW YORK

PROJECT No.: NYC-201405004
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DRAWN BY: L. BOGOMOLNIY
CHK BY:

Z-001.00

FLOOD ZONE COMPLIANCE ANALYSIS

BASED ON THE FEMA EFFECTIVE FLOOD MAP THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE.

BASED ON THE LATEST BEST AVAILABLE FLOOD DATA PUBLISHED BY FEMA THE PROPERTY IS LOCATED IN AE ZONE WITH THE BFE = 11' (NAVD88).
THE MOST RESTRICTIVE MAP IS SELECTED TO BE USED FOR THIS PROPERTY.
THE PROPOSED SCOPE OF WORK CLASSIFIES IT AS SUBSTANTIAL IMPROVEMENT .
THEREFOR IT SHOULD COMPLY WITH NYC3601-01 SUBCHAPTER G.
THE DESIGN FLOOD ELEVATION (DFE) PER 1 RCNY 3606-04 FOR THE ONE-FAMILY DWELLING IS EQUAL TO BFE PLUS 2 FEET:

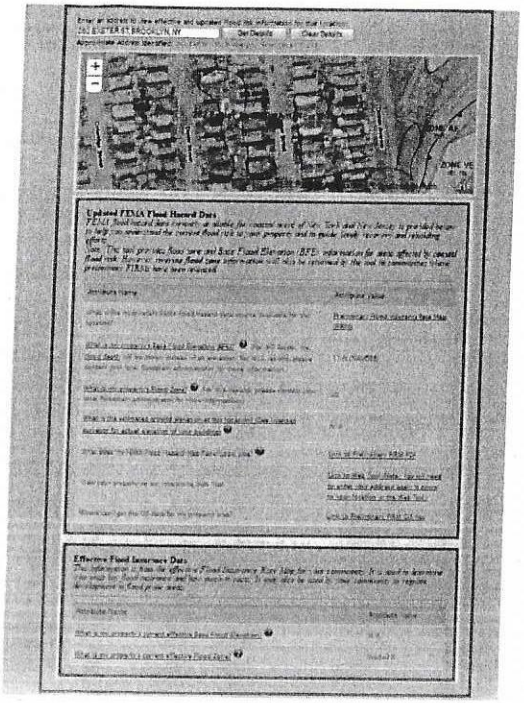
11' + 2' = 13'

THE DFE IS SELECTED TO BE THE FLOOD RESISTANT CONSTRUCTION ELEVATION.

THE LOWEST OCCUPIABLE FLOOR SHOULD BE LOCATED AT OR ABOVE THE FLOOD RESISTANT CONSTRUCTION ELEVATION. THE ELEVATION OF THE EXISTING LOWEST OCCUPIABLE FLOOR IS 14'-11" WHICH IS HIGHER THAN 13'. THEREFORE THE EXISTING BUILDING IS IN COMPLIANCE WITH THE REQUIREMENTS OF NYC3601-01 SUBCHAPTER G.
THE EXISTING CELLAR IS NOT USED FOR LIVING, COOKING OR SLEEPING AND IS NOT INCLUDED IN THE FLOOR AREA.
THE PROPOSED WORK INCLUDES AN ELIMINATION OF THE CELLAR BY FILLING IT UP WITH THE SOIL TO THE LEVEL OF THE ADJACENT AREA. THE REMAINING CRAWL SPACE WILL BE WET FLOOD PROTECTED IN ACCORDANCE WITH THE REQUIREMENTS OF NYC3601-01 SUBCHAPTER G.

COMPLIANCE WITH THE REQUIREMENTS OF BC G304.1.1.

1. THE TOP OF THE LOWEST FLOOR SHOULD BE AT OR ABOVE DFE.
   THE ELEVATION OF THE PROPOSED LOWEST FLOOR IS 13' (OK).
2. ENCLOSURES BELOW DFE SHOULD BE WET FLOOD PROTECTED,
   THE GROUND FLOOR WILL HAVE OPENINGS TO ALLOW FLOOD WATER TO ENTER AND EXIT THE SPACE (OK).
   EXISTING CELLAR WILL BE FILLED UP WITH A CLEAN SOIL TO THE LEVEL OF ADJACENT GROUND SURFACES. THE CRAWL SPACE BELOW FIRST OCCUPIABLE FLOOR WILL BE WET FLOOD PROTECTED WITH OPENINGS THAT WILL ALLOW A FLOOD WATER TO ENTER AND EXIT THIS SPACE.
3. ONLY FLOOD-DAMAGE-RESISTANT MATERIALS SHOULD BE USED BELOW DFE.
   FLOOD-DAMAGE-RESISTANT MATERIALS WILL BE USED BELOW DFE (OK).
5. UTILITIES AND ATTENDANT EQUIPMENT SHOULD BE LOCATED ABOVE DFE.
   ALL UTILITIES AND ATTENDANT EQUIPMENT WILL BE LOCATED ABOVE DFE. (OK).
6. CERTIFICATION.
   A. UTILITY CERTIFICATION IS ADDED TO THE APPLICATION.
   B. WET FLOOD PROOFING CERTIFICATION IS ADDED TO THE APPLICATION.
7. SPECIAL INSPECTIONS:
   A. ELEVATION PROGRESS INSPECTION WILL BE PERFORMED AFTER THE FIRST FLOOR WILL BE INSTALLED.
   C. ELEVATION CERTIFICATE WILL BE SUBMITTED PRIOR TO A FINAL SIGN-OFF.



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